

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Keenere Rd., 326.89 ft. * ZONING COMMISSIONER
SE of Carroll Island Rd. *
4014 Keenere Road * OF BALTIMORE COUNTY
15th Election District * Case Nos. 93-297-A
5th Councilmanic District *
Meyers Bros. Realty Co., Inc.
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the subject property located at 4014 Keenere Road in the Bowleys Quarters area of Baltimore County. The Petition is filed by the property owner, Meyers Brothers Realty Co., Inc. Under the Petition, relief is sought from Sections 400.1 and 429.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a satellite receiving dish (accessory structure) to be in the front yard of the property in lieu of the required rear yard and for said dish to have a diameter of 11 ft. in lieu of the maximum permitted 10 ft. The relief requested is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the public hearing scheduled for this case was William F. Meyers, Vice President of the corporate owner. Also appearing was Nicholas Commodari, a zoning consultant. The Petitioner was represented by Francis X. Borgerding, Jr., Esquire. There were no Protestants present. Testimony received from Mr. Meyers was that he is Vice President of the corporate owner and has lived on the subject site for years. The subject lot comprises an area of approximately 3.8 acres. Additionally, Mr. Meyers owns a significant amount of land which surrounds the subject property. This includes land holdings on both sides of Keenere Road. The

subject site is improved by two existing dwellings and a shed.

Further, Mr. Meyers testified that the subject dish was installed by Liberty TV Company in or about January of 1982. At that time, the satellite dish was constructed in the front yard of the property, apparently to maximize reception. Mr. Meyers noted that his lot and the surrounding lands are heavily wooded, particularly to the rear of the existing dwellings. Obviously, these trees could block reception by the dish. Further, Mr. Meyers observed that he has no complaints regarding the dish from any neighbors or nearby residents.

Mr. Nicholas Commodari also testified on behalf of the Petition. He is a Zoning Consultant and prepared the site plan marked as Petitioner's Exhibit No. 1. He described the property and surrounding land, including the other lots owned by the Petitioner which surround the subject lot. He also noted the large amount of trees on the site and the surrounding properties. In his view, the property owner would suffer practical difficulty if the variance was not granted. Specially, the dish would have to be moved to an area where the reception would be compromised. Further, the size of the dish, which is slightly over the permitted 10 ft., could not be reduced without damage to the unit. Based on these reasons, Mr. Commodari testified that he believes the Petition should be granted.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would

result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of May, 1993 that a variance from Sections 400.1 and 429.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a satellite receiving dish (accessory structure) to be in the front yard of the property in lieu of the required rear yard, and for said dish to have a diameter of 11 ft. in lieu of the maximum permitted 10 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES/mm

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

May 6, 1993

(410) 887-4386

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204-6820

RE: Case No. 93-297-A
Petition for Variance
Meyers Brothers Realty Co., Inc., Petitioner

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-1391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mm

att.

cc: Mr. William F. Meyers, Vice President, Meyers Brothers Realty Co.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4014 Keenere Road, Baltimore, MD 21220
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 and 429.2 to permit a satellite receiving dish (Accessory structure) to be in the property's front yard in lieu of the required rear yard and to have a diameter of 11 feet in lieu of the maximum permitted diameter of 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Shape and configuration of property;
2. Such other and further reasons to be presented at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

409 Washington Ave., Ste. 600

Towson, Maryland 21204 296-6820

City

Who do solemnly declare and affirm, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

William F. Meyers

(Type or Print Name)

Signature

Address

City

State

Zipcode

4014 Keenere Road

Baltimore, Maryland 21220

City

State

Zipcode

Francis X. Borgerding, Jr.

(Type or Print Name)

Signature

Address

City

State

Zipcode

409 Washington Ave., Suite 600

Towson, MD 21204

City

State

Zipcode

296-6820

City

State

Zipcode

296-6820

City

State

Zipcode

296-6820

City

State

Zipcode

296-6820

City

State

Zipcode

296-6820

VARIANCE DESCRIPTION

4014 Keenere Road

Beginning at a point located in the centerline of Keenere Road, approximately 326.89' southeast of Carroll Island Road and running the following courses and distances: N 77° 37' 40" E 330.0', thence N 65° 30' 50" E 186.0', thence N 24° 29' 10" W 315.0', thence S 73° 56' 37" W 510.0', thence S 24° 29' 10" E 315.0' to the place of beginning. Containing approximately 3.8 acres of land.

This description is for variances purposes only. It is part of other land owned by the petitioner, and it should not be construed as a property outline.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1-224
Date of Posting: 3/2/93
Posted for: Variance
Petitioner: Meyers Brothers Realty Co., Inc.
Location of property: N/S Keenere Rd. 326.89 SE of Carroll Island Rd.
Location of Sign: 4014 Keenere Rd.
Remarks: Posting on 100' x 100' sign at rear of property.
Posted by: Nicholas Commodari
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/25, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/25, 1993.

THE JEFFERSONIAN,

S. Zake Orlov
Publisher

\$71.05

receipt

Account: R-001-6150
Number:
Date:
Please Make Checks Payable To: Baltimore County
03A03N002JMICHRD
RA CODE:34PH03-08-93
\$50.00
7/1/93
CASHIER VALIDATION

BALTIMORE COUNTY, MARYLAND

OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 108139

DATE: 4-12-93 ACCOUNT: R-001-6150

AMOUNT: \$ 71.05

RECEIVED FROM: MEYERS

FOR: P.A. 93-297 (4/21/93)

03A03N002JMICHRD \$71.05

VALIDATION ON SIGNATURE OF CASHIER

DATE: 4/21/93

INITIALS: P.A.

DATE: 4/21/93

INITIALS: P.A.

DATE: 4/21/93

INITIALS: P.A.

DATE: 4/21/93

INITIALS: P.A.

DATE: 4/21/93

INITIALS: P.A.

DATE: 4/21/93

INITIALS: P.A.

DATE: 4/21/93

INITIALS: P.A.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 3/30/93

Meyers Brothers Realty Co., Inc.
4014 Keenens Road
Baltimore, Maryland 21220

RE: CASE NUMBER: 93-297-A (Item 305)
N/S Keenens Road, 326.89' SE of Carroll Island Road
4014 Keenens Road
15th Election District - 5th Councilmanic
Petitioner(s): Meyers Brothers Realty Co., Inc.
HEARING: WEDNESDAY, APRIL 21, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 71.05 is due for advertising and posting of the above captioned property and hearing date.

THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Forward your check for the above fee via return mail to the Zoning Office, (ZADM), County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please write the case number and hearing date on the check and make same payable to Baltimore County, Maryland. To avoid delay of the Zoning Commissioner's order in your case, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

cc: Francis I. Borgerding, Jr., Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

MAR 13 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-297-A (Item 305)
N/S Keenens Road, 326.89' SE of Carroll Island Road
4014 Keenens Road
15th Election District - 5th Councilmanic
Petitioner(s): Meyers Brothers Realty Co., Inc.
HEARING: WEDNESDAY, APRIL 21, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit an accessory structure (satellite dish) to be in the property's front yard in lieu of the required rear yard and to have a diameter of 11 feet in lieu of the maximum permitted diameter of 10 feet.

ARNOLD JABLON
DIRECTOR

cc: Meyers Brothers Realty Co., Inc.
Francis I. Borgerding, Jr., Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

APRIL 5, 1993

NOTICE OF REASSIGNMENT

Rescheduled from April 21, 1993
CASE NUMBER: 93-297-A (Item 305)
N/S Keenens Road, 326.89' SE of Carroll Island Road
4014 Keenens Road
15th Election District - 5th Councilmanic
Petitioner(s): Meyers Brothers Realty Co., Inc.

Variance to permit an accessory structure (satellite dish) to be in the property's front yard in lieu of the required rear yard and to have a diameter of 11 feet in lieu of the maximum permitted diameter of 10 feet.

HEARING:
WEDNESDAY, MAY 5, 1993 at 2:00 p.m. in Rm. 106, County Office Building,
111 W. Chesapeake Avenue, Towson, Maryland.

ARNOLD JABLON
DIRECTOR

cc: Meyers Brothers Realty Co., Inc.
Frank Borgerding, Jr.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 14, 1993

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue
Towson, MD 21204

RE: Case No. 93-297-A, Item No. 305
Petitioner: William F. Meyers
Petition for Variance

Dear Mr. Borgerding:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 8, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-17-93

Re: Baltimore County
Item No. 305 (LEO)

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 24, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 299, 305, 307, 309 and 310.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: [Signature]

PK/JL:lw

299.ZAC/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

MARCH 24, 1993

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: WILLIAM F. MEYERS
Location: #4014 KEENERS ROAD
Item No.: 305 (LEO) Zoning Agenda: MARCH 22, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jerry P. [Signature] Noted and Approved [Signature]
Planning/Grading Division Fire Prevention Bureau

JP/KEKH

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

SUBJECT: POLICY MANUAL

DATE: 9/20/85

This POLICY MANUAL is a compilation of legislative, executive, and administrative public policies. These policies are promulgated by the Zoning Commissioner of Baltimore County, pursuant to the Baltimore County Charter, §522.1, and the Baltimore County Zoning Regulations, §500.8. The principles enunciated herein have the limited purposes of facilitating and improving the implementation of procedures throughout the Baltimore County Department of Planning & Zoning Administrative Offices.

The policies organized here are subject to alteration, modification, or revision in accordance with the authority under which they are initially adopted. As such, the policies have no binding effect within a Court of law, although they may be utilized by the Courts to interpret and construe pertinent zoning regulations. Hofmeister v. Frank Realty Co., Inc., 373 A 2d 273 (1977); Farber's, Inc. v. Comptroller of the Treasury of the State of Maryland, 266 Md 44 (1972).

This Manual could not have been prepared without the experience and knowledge of James Dyer, Zoning Supervisor; Diana Iiter; Douglas Sum; and Nicholas Commodari, Zoning Coordinator; and especially without the time, effort and ability of Carl Richards.

A-9 SATELLITE DISH

(see BM-16, Non. Res. Zones)

Satellite television dish systems are permitted on residential property as an accessory use, only, and must comply with all of the provisions of Section 400, except that attaching the dish to the dwelling would not supplant the need for a variance hearing, if the requirements cannot be met.

(reference case C-84-735)
-variance 85-347A

(also see interoffice memo on reverse side)

A-10 DOG RUNS (FREESTANDING)

(see S-11.F)

A freestanding (unattached to the dwelling) dog run will be considered an accessory structure (use) and must meet all requirements of Section 400.1.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Ted Zaleski, Jr.
TO: FRANKLIN S. KERNAN
Arnold Jablon
FROM: Zoning Commissioner
SUBJECT: Satellite Dishes
Date: December 4, 1984

I have recently ruled that satellite dishes are considered "accessory structures". They must be no more than 15 ft. in height, not permitted on roofs and can be located only in the rear yard (unless a variance is requested). Satellite dishes are not television aerials.
Afrj

cc: Mr. John R. Reisinger

Mr. Joseph M. Nolan

IN RE: ZONING COMMISSIONER'S * BEFORE THE
POLICY MANUAL (ZCPM) * ZONING COMMISSIONER
PURSUANT TO: SECTIONS 2-160 THRU 166 * OF BALTIMORE COUNTY
AND 22.34.1 OF THE *
BALTIMORE COUNTY CODE *

WHEREAS, on August 13, 1990, Baltimore County Council Bill No. 88-90 became effective establishing a Code of Baltimore County Regulations and the method for adoption of same; and

WHEREAS, on April 23, 1991, the Zoning Commissioner's Policy Manual (ZCPM) received the approval of the County Attorney; and

WHEREAS, a public hearing was scheduled, and advertised in two newspapers of general circulation, and copies of the Zoning Commissioner's Policy Manual (ZCPM) were made available for review; and

WHEREAS, on May 21, 1991, the Zoning Commissioner held a Public Hearing on the Zoning Commissioner's Policy Manual (ZCPM); and

WHEREAS, there being no adverse testimony submitted either written or verbal, and

NOW THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 21st day of May, 1991, that the Zoning Commissioner's Policy Manual (ZCPM), be and is hereby ADOPTED and shall be incorporated into the Code of Baltimore County Regulations.

J. Robert Haines
J. Robert Haines
Zoning Commissioner for
Baltimore County

NOTICE OF HEARING

BALTIMORE COUNTY
ZONING COMMISSIONER'S
POLICY MANUAL
(ZCPM)

It is hereby ordered by the Zoning Commissioner for Baltimore County that a hearing is required pursuant to the authority of Sections 2-160 through 2-166 and Section 22-34.1 of the Baltimore County Code for the adoption of the Zoning Commissioner's Policy Manual as part of the Code of Baltimore County Regulations.

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of April, 1991, that the Zoning Commissioner's Policy Manual be available at all County Libraries and in Room 113 of the County Office Building and that it be advertised, as required by the County Code of Baltimore County, in two newspapers of general circulation throughout Baltimore County. The public hearing will be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1991 at 3:30 o'clock p.m.

J. Robert Haines
Zoning Commissioner of
Baltimore County

IN RE: Zoning Commissioner's Policy Manual (ZCPM)

PURSUANT TO: Sections 2-416 thru 422 and 26-135 of the Baltimore County Code

WHEREAS, on August 13, 1990, Baltimore County Council Bill No. 88-90 became effective establishing a Code of Baltimore County Regulations and the method for adoption and amendment of same; and

WHEREAS, on March 26, 1992, the Zoning Commissioner's Policy Manual (ZCPM) amendments received the approval of the County Attorney; and

WHEREAS, a public hearing was scheduled, and advertised in two newspapers of general circulation, and copies of the amendments to the Zoning Commissioner's Policy Manual (ZCPM) were made available for review; and

WHEREAS, on May 12, 1992, the Director of the Office of Zoning Administration and Development Management held a Public Hearing on the Zoning Commissioner's Policy Manual (ZCPM); and

WHEREAS, there being no adverse testimony submitted either written or verbal; and

NOW THEREFORE, IT IS ORDERED by the Director of the Office of Zoning Administration and Development Management, this 12th day of May, 1992, that the Zoning Commissioner's Policy Manual as Amended, be and is hereby ADOPTED and shall be incorporated into the Code of Baltimore County Regulations.

Arnold Jablon, Zoning
Administration and
Development Management

ZONING COMMISSIONER'S POLICY MANUAL

-INCINERATORS will be considered as an accessory structure, provided that it is incidental to the principal use, and meets Section 400 of the B.C.C.R. requirements in residential zones and principal building requirements in commercial and industrial zones. (this does not apply to dumpsters)

-FIT DEEP STANDS - See Roadside Stands below. It must meet commercial site plan requirements.

-ROADSIDE STANDS

(1) On public land, zoning has no authority or jurisdiction over any sales carried on within the public right-of-way which usually is both the street and the adjacent sidewalk.

(2) Vendors or hawkers are not regulated by zoning if they remain permanent or moving in the public right-of-way.

(3) On private property, zoning does not permit roadside stands or sales temporary or permanent on residential property unless:

a. It is a garage or yard sale (see Garage and Yard Sales above)

b. It is a farmer's roadside stand (See Section 404.2 B.C.C.R. & Z.C.P.M., Page 4-6)

-SATELLITE DISHES

(1) Satellite television dish systems are permitted on residential property as an accessory use, only, and must comply with all of the provisions of Section 400, except that attaching the dish to the dwelling would not supplant the need for a variance hearing, if the requirements cannot be met.

(2) See the following cases: C-84-735 85-347-A

(3) Dishes are permitted on commercial and manufacturing buildings (no height limitation) i.e., a dish on a building in a B.L. zone may extend above 40' building limit.

-SMALL WALL STANDS - See Roadside Stands above. It must meet commercial site plan requirements.

-SWIMMING POOLS AND TENNIS COURTS

(1) Swimming pools and tennis courts are considered accessory structures/uses.

(2) Community pools or tennis courts not located in the rear areas behind the subdivision dwellings are to be considered other principal buildings and subject to the standards in the C.M.D.P. If located in a residential transition area, these standards will also have to be met. See also TENNIS FACILITIES Section 406A, Page 4-24

(3) See the following cases: 82-270-A 89-206-BVH

-TENNIS AND/ OR TENNIS FACILITIES - are not specifically listed in the Zoning Regulations, but may be permitted as an accessory use to but not limited to the following uses:

Beauty Salons Health Spas
Barber Shops Tennis Courts
Amusement Hall Country Clubs

4-1.4

DiNENNA AND BRESCHI

GEORGE A. BRESCHI
FRANCIS X. BORGERDING, JR.
ROBERT A. BRESCHI
1430 NUMBER OF DISTRICT OF
COLUMBIA

MERCANTILE BLDG. - SUITE 600
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 396-6880
FAX (410) 396-6884

S. ERIC DINENNA
(1938-1968)
OF COUNSEL
JENKINS & AWALT

March 25, 1993

The Honorable Lawrence Schmidt
Zoning Commissioner for Baltimore County
Old Court House
400 Washington Avenue
Towson, Maryland 21204

RE: Case No.: 93-297-A
(Item 305)
4014 Keeney Road
15th Election District - 5th
Councilmanic
Petitioner: Meyers Brothers
Realty Co., Inc.
Hearing: Wednesday, April 21, 1993
at 9:00 A.M. in Room 118
Old Courthouse

Dear Mr. Commissioner:

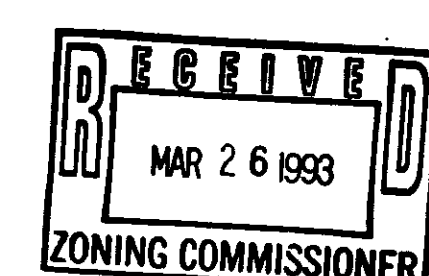
I am writing this correspondence to request a postponement of the above-referenced hearing on behalf of my client, Meyers Brothers Realty Company, Inc. The reason for the request for postponement is that I am scheduled to appear before yourself at 10:00 A.M. on April 21, 1993 on behalf of my client, AAT Communications Corporation, in case number 93-264-XA. Although the hearings are not scheduled at the same time, in order to properly prepare for the hearing on behalf of AAT Communications Corporation I am requesting a postponement of the above-referenced matter. Further, the hearing in case number 93-264-XA is a rescheduled date which my client, AAT Communications Corporation, is very anxious to have heard.

Thank you very much for your cooperation in this matter and if you have any questions, please do not hesitate to contact me.

Very truly yours,

FRANCIS X. BORGERDING, JR.

FXB:rbjk
cc: Meyers Brothers Realty Co., Inc.



DiNENNA AND BRESCHI

GEORGE A. BRESCHI
FRANCIS X. BORGERDING, JR.
ROBERT A. BRESCHI
1430 NUMBER OF DISTRICT OF
COLUMBIA

MERCANTILE BLDG. - SUITE 600
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 396-6880
FAX (410) 396-6884

S. ERIC DINENNA
(1938-1968)
OF COUNSEL
JENKINS & AWALT

March 26, 1993

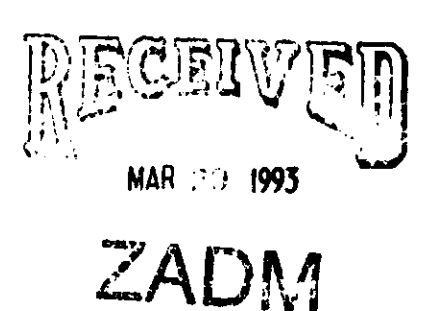
Mr. Arnold Jablon
Director
Baltimore County Government
Office of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 93-297-A
Petitioner: Meyers Brothers Realty Co., Inc.
Hearing Date: Wednesday, April 21, 1993
at 9:00 a.m.
Case No. 93-264-XA
Petitioner: AAT Communications Corporation
Hearing Date: Wednesday, April 21, 1993
at 10:00 a.m.

Dear Mr. Jablon:

Pursuant to my conversation of today with Gwen Stevens, I am writing to request a postponement of both of the above-referenced matters. Reference is made to my March 25, 1993 correspondence requesting a postponement of Case No. 93-297-A due to the scheduling of the above-referenced hearings back to back. I failed to realize, due to my own inadvertence at the time that the above-referenced request was forwarded, that on April 21, 1993 I will be in Dallas, Texas in preparation for my wedding which is scheduled to occur in Dallas on April 24, 1993. I did not realize my mistake until reviewing my calendar last night. Accordingly, I am requesting that both of the above-referenced matters be postponed.

I apologize for any inconvenience that this request will cause your office; however, under the circumstances, I must respectfully submit this request. If these matters are postponed, I will have my clients contact all persons known to be interested



93-
OWNER: MEYER & SONS Realty
to Inc

Very fine & common
lives at site 40 years
2 houses & wooded
large trees
2 feet in diameter
50 feet high
dish installed in 1962
put in on front yard
best location due to trees
thought it was permitted -
not been moved - description

- no complaints from neighbors etc
- no violation - McGraw was
there for another reason

Nicholas Commari -
prepared site plan
Meyer owns 100 acres -
- 2 dwellings on property
- wooded (dense) surrounding land -
both rear of house on other
side of street too

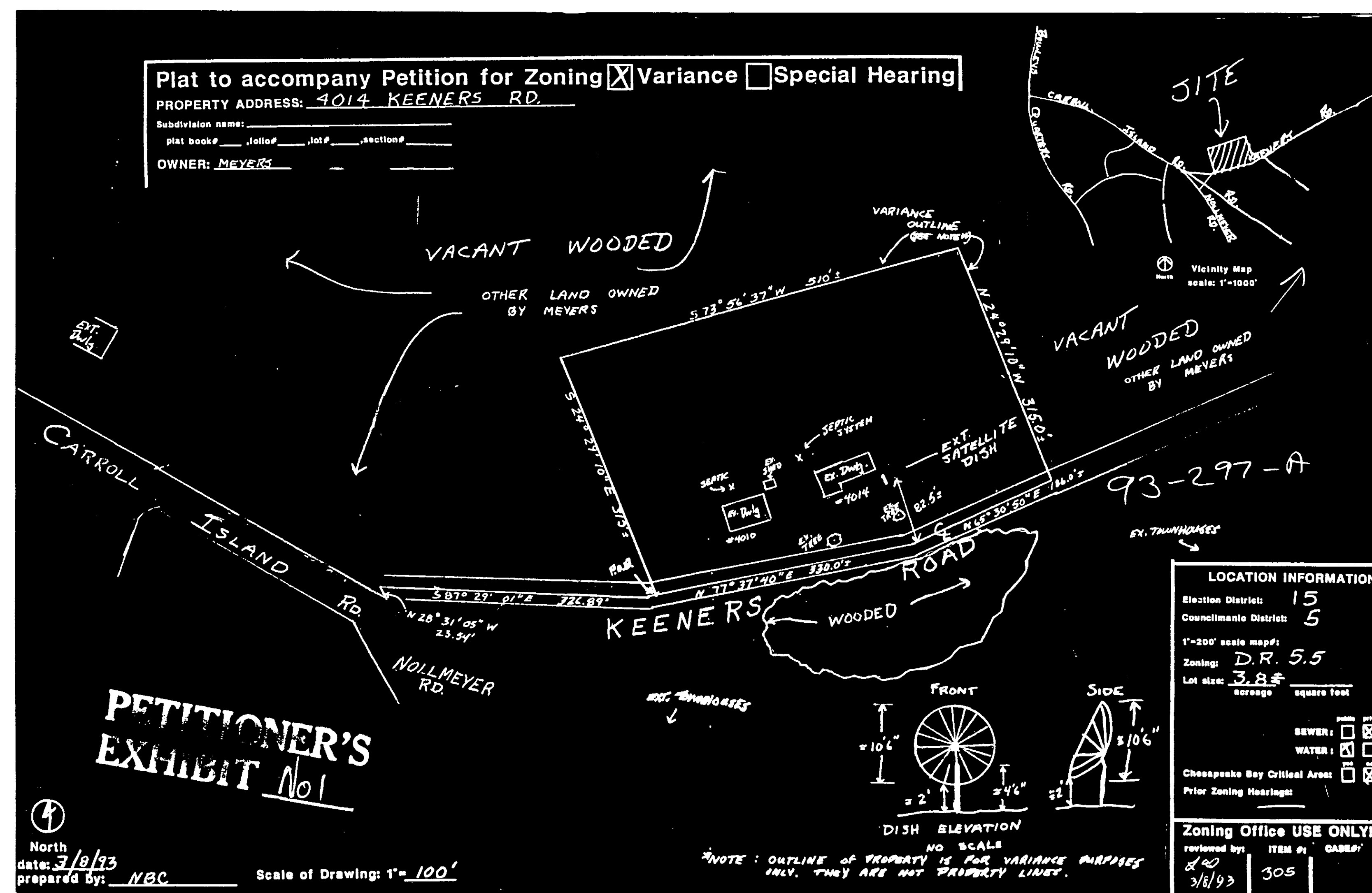
Plot No 1 - site plan
Plot No 2 - aerial photo
townhouses nearby -
diameter of dish 10 feet 6"
asked for 11 feet
Dish been there

dishes not regulated until 1986 -
policy is to regulate dishes
subject to \$5400

Best location is where it is now
Practical difficulty -
dish is existing dish is where it
is

OK to front

Could also be N.W.





PETITIONER'S
EXHIBIT *No 2*

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BENGIES
BOWLEYS
QUARTERS

SHEET
N.E.
4-K